



Set in its own private garden surrounds is this two double bedroom park home forms part of the popular and desirable East Hill Park Estate. The well planned and presented accommodation is double glazed and comprises a spacious and welcoming entrance hall, 19ft sitting room with bayed window, separate dining room also with bayed window, kitchen, two equally sized double bedrooms and the bathroom. Externally the property is surrounded by beautifully maintained gardens rarely found on a property of this nature, being both private and of sunny aspect. In addition, there is one allocated parking space in the main courtyard as well as further visitor bays available and park concessions that include a lower than normal age restriction (45 Years +) and the ability to keep pets on site (single cat and dog). Your internal viewing comes highly recommended in order to fully appreciate all this property has to offer.

## 23 East Hill Park

Ashen Grove Road, Sevenoaks, Kent, TN15 6YF Freehold



Price £170,000



**ENTRANCE HALL**

11'4" x 8'5"

Double glazed entrance door, radiator, fitted carpet, door to airing cupboard and further doors off.

**SITTING ROOM**

19'2" x 11'3"

Dual aspect principle reception room has feature double glazed bay window to front and further double glazed window to side. Two radiators, fitted carpet, television aerial lead. Open access through to the dining room.

**DINING ROOM**

9'0" x 7'8"

Dual aspect reception room also has feature double glazed bay window to front and further double glazed window to side, radiator, fitted carpet and serving hatch to/from the kitchen.

**KITCHEN**

11'0" x 8'1"

Double glazed door providing direct access to the gardens, double glazed window to side, radiator, vinyl flooring. Series of matching wall and base units set with rolled top work surfaces incorporating stainless steel sink unit and drainer, wall mounted Worcester' boiler as well as space and plumbing for all utilities.

**BEDROOM ONE**

10'10" x 9'8"

Double bedroom with double glazed window to rear, double radiator and fitted carpet.

**BEDROOM TWO**

10'10" x 9'8"

Double bedroom with double glazed window to rear, double radiator and fitted carpet.

**BATHROOM**

6'0" x 5'7"

Opaque double glazed window to side, towel rail, air extractor unit, mosaic tile effect vinyl flooring and localised wall tiling. White suite comprising panelled bath with overhead shower attachment, low level wc and pedestal wash basin.

**PARKING**

One allocated parking space with further visitors bays available.

**GAS**

Calor bottled gas supplies the property.

**GARDENS**

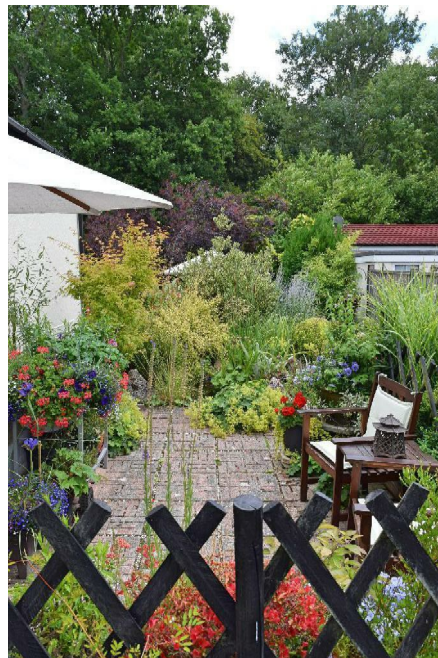
Set in its own well defined plot with fenced perimeter, the gardens are a genuine feature of the property. Well established with a sunny aspect, the gardens boast a wealth of trees, flowers and shrubs providing colour and definition. There is a substantial paved sun terrace which is ideal for seating and entertaining with its own pond and water feature complete with matching planted beds. There is also a lovely private lawned garden area with two storage sheds (one brick, one metal) and further flower and shrub borders. Access is available around all four sides of the property.

**CHARGES**

Ground rent pcm - £196.53

Service Charge £5.00 pcm.

Council Tax - Band A.



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